

For Sale

Asking Price: €345,000

**Sherry
FitzGerald**
O'Neill



73 Assumption Place,
Clonakilty, Co Cork,
P85 TN12

BER C3

sherryfitz.ie



Nestled in the vibrant town of Clonakilty, 73 Assumption Place offers a delightful semi-detached home perfect for those seeking comfort and convenience. This well-maintained property boasts a BER rating of C3 and is situated in a superb location within a short stroll of everything that Clonakilty has to offer.

The property features a wonderful sunny wrap around garden with potential for extending or possibly an additional site, subject to planning. The well-maintained front garden with cast iron pedestrian gate and railing along with pebble dashed house finish exudes character.. The private west facing rear garden is ideal for outdoor activities and relaxation.

Upon entering the 67 sq.m. (721 sq.ft.) home, you are greeted by a welcoming entrance hall with tiled flooring and a carpeted staircase leading to the first floor. The sitting room is a warm and inviting space, featuring a stone fireplace and large windows facing east and west that allow natural light to flood the room, creating a bright and airy atmosphere.

The kitchen is well-appointed with modern cabinetry, tiled flooring, and ample counter space. It includes a breakfast bar and a dining area, making it an ideal spot for family meals.

Upstairs, the property offers two double bedrooms. The family bathroom is modern and functional, featuring a bathtub with an overhead shower.

This charming home is conveniently located close to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

Services:

- Oil fired central heating
- Mains water
- Mains sewerage



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA

TOTAL : 67.12 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



NEGOTIATOR

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VIEWING

Strictly by appointment

BER

Rating: C3
BER No: 117703934
EPI: 222.46 kWh/m²/yr

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sfoneill.ie
daft.ie
myhome.ie

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